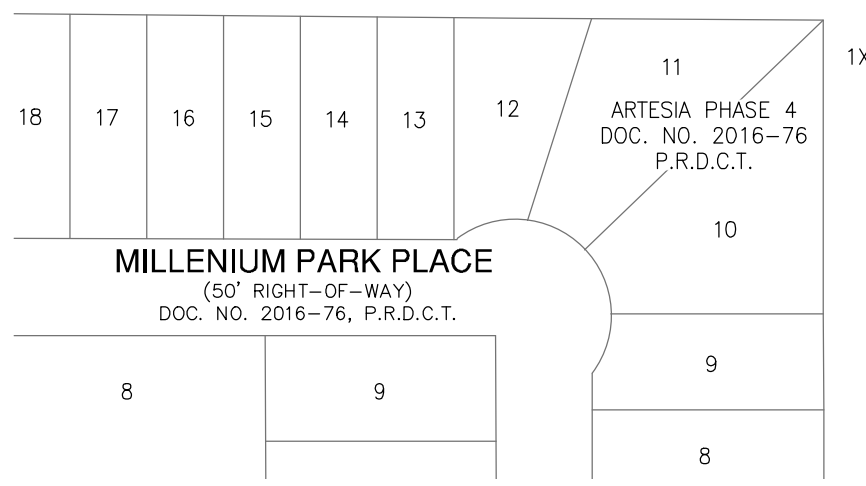


LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	8132	0.187
2	A	9920	0.228
3	A	9595	0.220
4	A	10321	0.237
5	A	9665	0.222
6	A	9720	0.223
7	A	9186	0.211
8	A	8190	0.188
9	A	15331	0.352
10	A	12194	0.280
11	A	8181	0.188
12	A	8125	0.187
13	A	8125	0.187
14	A	8125	0.187
15	A	15977	0.367
16	A	14220	0.326
17	A	10321	0.237
18	A	8125	0.187
19	A	8125	0.187
20	A	8125	0.187
21	A	8125	0.187
22	A	8125	0.187
23	A	8125	0.187
24	A	8125	0.187
25	A	8125	0.187
26	A	8125	0.187
27	A	8125	0.187
28	A	8125	0.187
29	A	8092	0.186
30	A	13637	0.313
31	A	16878	0.387
32	A	10879	0.250
33	A	8448	0.194
34	A	8432	0.194
35	A	8407	0.195
36	A	8555	0.197
37	A	8725	0.200
38	A	8877	0.204
39	A	8934	0.205
40	A	9716	0.223

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	10453	0.240
2	B	9192	0.211
3	B	9597	0.220
4	B	9619	0.221
5	B	8951	0.205
6	B	9182	0.211
7	B	12738	0.292
8	B	12280	0.282
9	B	8845	0.203
10	B	9424	0.216
11	B	9662	0.222
12	B	9587	0.220
13	B	9399	0.216
14	B	10186	0.234
15	B	10517	0.241
16	B	11165	0.256
17	B	9579	0.220
18	B	9046	0.208
19	B	9011	0.207
20	B	9014	0.207
21	B	9004	0.207
22	B	9016	0.207
23	B	8827	0.203
24	B	10888	0.250
25	B	10892	0.250
26	B	8374	0.192
27	B	9036	0.207
28	B	9013	0.207
29	B	9004	0.207
30	B	8701	0.200
31	B	8448	0.194
32	B	8880	0.206
33	B	10179	0.234

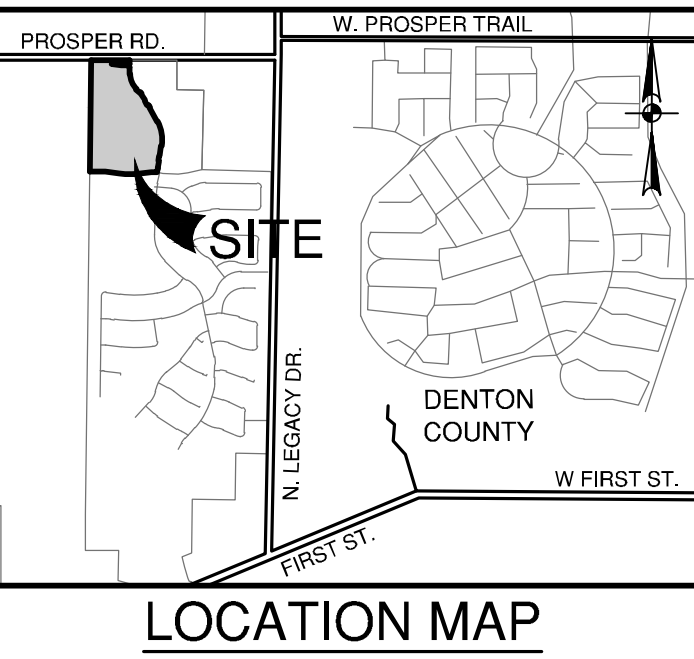
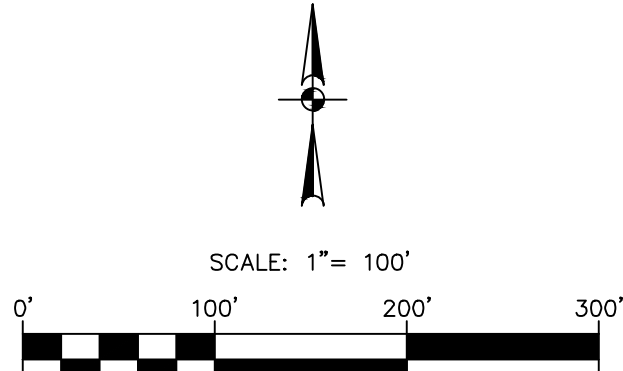
HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1X	A	22550	0.518
LOT 3X	B	6671	0.153
LOT 5X	A	1345	0.031



LAND USE SUMMARY			
TYPE 'B' LOTS			
MINIMUM SQUARE FOOT		8,125 SF	
MINIMUM SETBACKS		25' FRONT, 7' SIDE, 25' REAR	
MINIMUM SIDE SETBACK ADJ TO STREET		15' SIDE ON CORNER LOT	
MINIMUM WIDTH & DEPTH		65' X 125'	
TYPICAL TYPE 'B' LOTS =		73	
GROSS SITE AREA		20.436 AC	
RIGHT-OF-WAY DEDICATION		3.613 AC	
NET ACREAGE		16.823 AC	
RESIDENTIAL LOTS		73	16.121
NATURAL OPEN SPACE		3	0.702
LOT DENSITY		3.572 LOTS/ACRE	

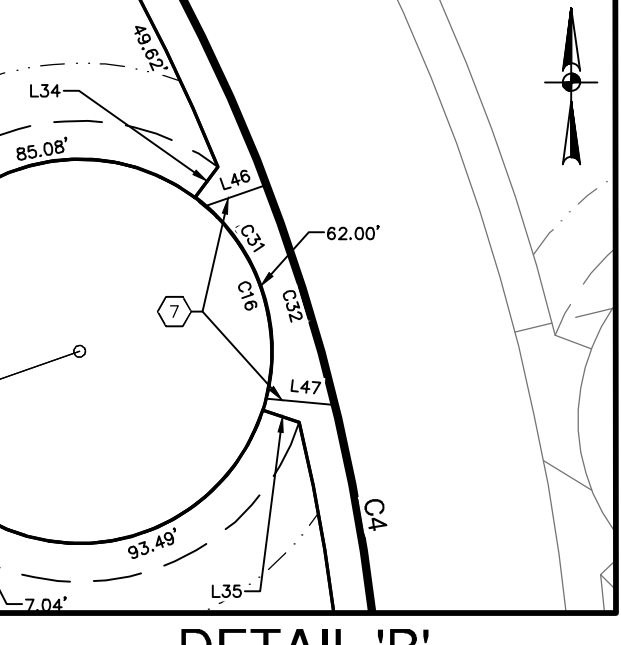
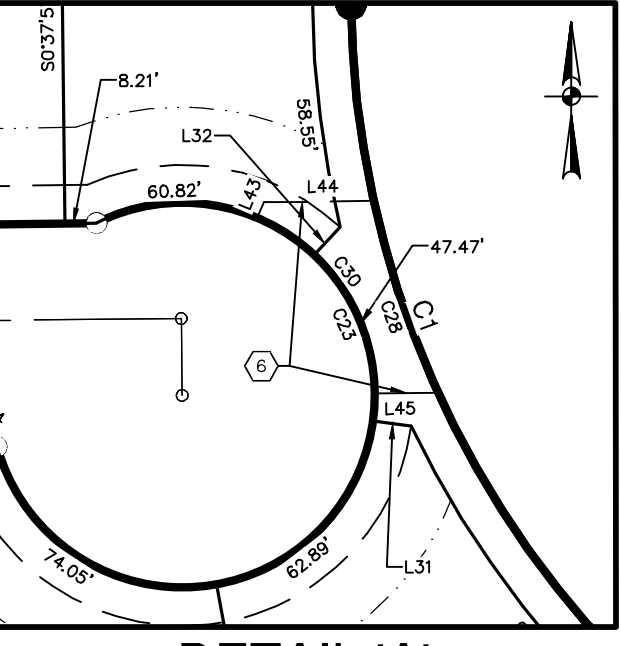
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S072°44'W	45.00'
L2	S89°21'40"W	234.12'
L3	S64°39'04"E	110.60'
L4	N89°22'03"E	75.02'
L5	S45°36'22"E	35.34'
L6	S03°57'E	77.17'
L7	S46°56'07"E	57.73'
L8	S34°01'53"E	82.77'
L9	S10°58'07"W	14.14'
L10	S34°01'53"E	50.00'
L11	S79°01'53"E	14.14'
L12	S34°01'53"E	7.79'
L13	S80°42'25"W	112.56'
L14	S52°24'54"W	14.31'
L15	S80°42'25"W	49.79'
L16	S37°42'49"E	13.95'
L17	S80°42'25"W	80.58'
L18	S13°02'07"W	17.04'
L19	N76°57'53"W	10.00'
L20	S84°53'40"W	58.12'
L21	S81°37'07"W	63.16'
L22	S85°56'48"W	63.16'
L23	N89°47'41"W	63.16'
L24	N85°32'09"W	63.16'
L25	N43°57'31"W	14.52'
L26	N47°17'04"E	13.64'
L27	N44°23'33"W	14.24'
L28	N45°41'44"E	14.02'
L29	N55°42'02"E	60.08'
L30	N78°23'39"E	42.78'
L31	N82°23'36"W	10.00'
L32	S43°12'54"W	10.00'
L33	S63°30'40"W	48.54'
L34	S38°50'34"W	10.00'
L35	N72°06'55"W	10.00'
L36	S82°31'15"E	53.03'
L37	S072°44'W	9.22'
L38	S89°47'16"E	20.77'
L39	S89°47'16"E	16.28'
L40	N55°58'07"E	63.79'
L41	N89°22'03"E	207.64'
L42	N03°57'57"W	20.00'
L43	S22°55'10"W	4.54'
L44	S89°22'03"E	28.53'
L45	N89°22'03"E	16.45'
L46	S70°56'44"W	16.74'
L47	S84°26'15"E	17.93'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	250.00'	46°18'09"	S23°47'02"E	196.58'
C2	100.00'	12°54'14"	S40°29'00"E	22.47'
C3	275.00'	5°58'52"	S31°02'26"E	28.69'
C4	475.00'	36°07'26"	S9°59'18"E	294.54'
C5	375.00'	4°57'42"	S10°33'16"W	32.46'
C6	300.00'	17°58'26"	S86°41'16"W	93.73'
C7	750.00'	22°42'58"	N89°03'30"E	295.41'
C8	325.00'	6°36'50"	N82°53'26"W	37.49'
C9	35.50'	86°24'34"	S42°59'33"E	48.61'
C10	45.00'	89°09'19"	S44°47'23"W	63.17'
C11	300.00'	12°45'52"	N83°34'49"W	64.88'
C12	600.00'	31°39'22"	N86°47'57"E	327.30'
C13	300.00'	21°59'49"	N78°47'22"W	114.47'
C14	330.00'	56°14'26"	N84°05'20"E	311.07'
C15	10.50'	54°04'17"	N43°54'35"E	9.95'
C16	50.00'	288°08'34"	N19°03'16"W	58.68'
C17	10.50'	54°04'17"	N82°01'08"W	9.95'
C18	10.50'	86°24'34"	S42°59'33"E	14.38'
C19	350.00'	6°36'50"	N82°53'26"W	40.38'
C20	300.00'	5°08'48"	N82°59'25"W	26.94'
C21	50.00'	138°38'07"	S43°15'48"E	93.56'
C22	50.00'	89°09'19"	S44°47'23"W	70.19'
C23	50.00'	280°59'50"	N24°07'27"E	63.61'
C24	10.50'	75°09'19"	N53°03'17"W	12.81'
C25	20.50'	89°09'19"	S44°47'23"W	28.07'
C26	250.00'	12°54'14"	N18°30'41"W	52.54'
C27	50.00'	66°26'53"	S33°51'24"E	54.79'
C28	50.00'	63°14'38"	S17°25'57"E	52.43'
C29	475.00'	71°3'53"	N17°12'58"W	59.91'



# LEGEND

- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DENTON COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- AC ACRE(S)
- CM CONTROL MONUMENT
- SF SQUARE FEET
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" (UNLESS NOTED OTHERWISE)
- CENTERLINE
- STREET NAME CHANGE



# KEYNOTES

- (A) BLOCK LETTER
- (1) 10-FOOT UTILITY EASEMENT (BY THIS PLAT)
- (2) 5-FOOT WALL MAINTENANCE EASEMENT (BY THIS PLAT)
- (3) 20-FOOT DRAINAGE EASEMENT (0.057 AC) (BY THIS PLAT)
- (4) 20-FOOT SANITARY SEWER EASEMENT (0.059 AC) (BY THIS PLAT)
- (5) 15-FOOT DRAINAGE EASEMENT (0.045 AC) (BY THIS PLAT)
- (6) VARIABLE WIDTH WATER, SANITARY, & STORM EASEMENT (0.020 AC) (BY THIS PLAT)
- (7) VARIABLE WIDTH WATER, SANITARY, & STORM EASEMENT (0.016 AC) (BY THIS PLAT)
- (8) 25' REQUIRED HIKE AND BIKE TRAIL EASEMENT (BY THIS PLAT)
- 1 LOT 1X, BLOCK A 0.518 AC, 22550 SF
- 2 LOT 5X, BLOCK A 0.031 AC, 1,345 SF
- 3 LOT 3X, BLOCK B 0.153 AC, 6,671 SF
- 4 50' PERMANENT RIGHT-OF-WAY AND EASEMENT (DOC. NO. 2005-109550, O.R.D.C.T.)
- 5 45' RIGHT-OF-WAY EASEMENT (DOC. NO. 2023-81323, O.R.D.C.T.)
- 6 5' UTILITY EASEMENT (DOC. NO. 2023-127, P.R.D.C.T.)
- 7 GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2005-142078, O.R.D.C.T.)
- 8 GAS PIPELINE EASEMENT ENERGY TRANSFER FUEL, LP (DOC. NO. 2006-708, O.R.D.C.T.)
- 9 30' TEMPORARY GRADING AND DRAINAGE EASEMENT (INST. NO. \_\_\_\_\_ O.P.R.D.C.T.)
- 10 30' TEMPORARY GRADING AND DRAINAGE EASEMENT (INST. NO. \_\_\_\_\_ O.P.R.D.C.T.)
- 11 TRACT ONE TEMPORARY GRADING EASEMENT (DOC. NO. 2022-115261, O.R.D.C.T.)
- 12 10' UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)
- 13 50' UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)
- 14 VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. \_\_\_\_\_ P.R.D.C.T.)

# NOTES

- DEVELOPER TO INSTALL ALL SIDEWALKS ALONG RIGHT-OF-WAY FRONTAGE OF HOA LOTS.
- ALL DEVELOPMENT WILL COMPLY WITH ALL ZONING AND SUBDIVISION ORDINANCE REQUIREMENTS.
- COMMON AREA LOT 1X AND LOT 5X, BLOCK A AND LOT 3X, BLOCK B SHALL BE DEDICATED AS LANDSCAPING, TRAILS, AND PEDESTRIAN ACCESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOA.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO A FINE AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BASIS OF BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.00.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP.
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- ALL LOTS SIDNG OR BACKING A PUBLIC PARK, PUBLIC HIKE & BIKE TRAIL OR TOWN THOROUGHFARE SHALL HAVE A DECORATIVE METAL FENCE.
- 4,120 ACRES (179,482 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE TOWN OF PROSPER.
- LANDSCAPE EASEMENTS SHALL REMAIN EXCLUSIVE OF ALL OTHER TYPES OF EASEMENTS UNLESS APPROVED BY TOWN COUNCIL.
- THIS PLAT IS SUBJECT TO THE ADDITION RESIDENTIAL ZONING STANDARDS OUTLINED IN ORDINANCE 15-55.
- LOTS IN THIS PHASE ARE SUBJECT TO IMPACT FEES ORDINANCE 17-14.
- NO FLOODPLAIN EXISTS ON THIS SITE.

**OWNER/DEVELOPER:**  
 BLUE STAR ALLEN LAND, L.P.  
 8000 WARREN PARKWAY  
 BUILDING 1, SUITE 100  
 FRISCO, TEXAS 75034  
 TEL: (972) 543-2412  
 FAX: (214) 387-7781  
 CONTACT: SCOTT SHIPP

**FINAL PLAT OF**  
**STAR TRAIL, PHASE 15**  
**BLOCK A - BLOCK B**  
 CASE NO. DEVAPP-23-0154  
 LOTS 1-40, BLOCK A, COMMON AREA LOT 1X & LOT 5X,  
 BLOCK A, LOTS 1-33, BLOCK B, COMMON AREA LOT 3X,  
 BLOCK B

**ENGINEER:**  
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
 6105 TENNYSON PARKWAY, STE 210  
 PLANO, TEXAS 75024  
 TEL: (214) 420-8494  
 CONTACT: DUSTIN E. WENTZ, P.E.

BEING 20.436 ACRES SITUATED IN THE  
 J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

**SURVEYOR:**  
 ALLIANCE GEOSERVICES  
 3420 STEVEN DRIVE  
 PLANO, TEXAS 75023  
 TEL: (214) 3072560  
 CONTACT: JESUS LAJARA, RPLS

**PAPE-DAWSON ENGINEERS**

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194990



OWNERS CERTIFICATE:

STATE OF TEXAS §  
COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE J.M. DURRETT SURVEY, ABSTRACT NO. 350, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER MEADOWS LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-65177, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHWEST CORNER OF SAID PARCEL IV, AND THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER 100, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-21287, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE N 01°12'44" E, ALONG THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, A DISTANCE OF 45.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND IN THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED IN DEED TO GEORGE L. MCCASLAND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-128993, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE COMMON NORTHEAST CORNER OF SAID PARCEL IV, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PEARLS OF PROSPER HOLDING COMPANY, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2022-36684, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, BEARS N 89°22'03" E, 549.40 FEET FOR POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING THE COMMON NORTH LINE OF SAID PARCEL IV, AND THE SOUTH LINE OF SAID PROSPER MEADOWS LP TRACT, OVER AND ACROSS SAID PARCEL IV, THE FOLLOWING COURSES AND DISTANCES:

S 89°21'40" W, A DISTANCE OF 234.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 84°39'04" E, A DISTANCE OF 110.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

N 89°22'03" E, A DISTANCE OF 75.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 45°36'22" E, A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 00°37'57" E, A DISTANCE OF 77.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 046°18'09", A CHORD BEARING AND DISTANCE OF S 23°47'02" E - 196.58 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 202.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 46°56'07" E, A DISTANCE OF 57.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 012°54'14", A CHORD BEARING AND DISTANCE OF S 40°29'00" E - 22.47 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 22.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 34°01'53" E, A DISTANCE OF 82.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 10°58'07" W, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 34°01'53" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 79°01'53" E, A DISTANCE OF 14.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 34°01'53" E, A DISTANCE OF 7.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 005°58'52", A CHORD BEARING AND DISTANCE OF S 33°02'26" E - 28.69 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 28.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 28°03'00" E, A DISTANCE OF 190.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 036°07'26", A CHORD BEARING AND DISTANCE OF S 09°59'18" E - 294.54 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 299.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 08°04'25" W, A DISTANCE OF 112.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 53°00'26" W, A DISTANCE OF 14.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 08°04'25" W, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 37°00'27" E, A DISTANCE OF 14.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 08°04'25" W, A DISTANCE OF 80.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 004°57'42", A CHORD BEARING AND DISTANCE OF S 10°33'16" W - 32.46 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 32.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 13°02'07" W, A DISTANCE OF 17.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 76°57'53" W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 84°53'40" W, A DISTANCE OF 58.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 78°36'33" W, A DISTANCE OF 116.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 81°37'07" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

S 85°56'48" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 89°47'41" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 85°32'09" W, A DISTANCE OF 63.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 81°46'35" W, A DISTANCE OF 173.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET;

N 89°47'16" W, A DISTANCE OF 180.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" SET IN THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF THE ABOVEMENTIONED PROSPER 100, LP TRACT;

THENCE N 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID PROSPER 100, LP TRACT, A DISTANCE OF 1,279.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.436 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **STAR TRAIL, PHASE 15**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE (OWNER NAME) DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
- THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OF THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE, AND EMERGENCY USE IN ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE TOWN OF PROSPER, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES.

LANDSCAPE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM, IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY 'HOMEOWNERS' ASSOCIATION' HEREFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY:  
BLUE STAR ALLEN LAND, L.P.,  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S STATEMENT:

THAT I, JESUS LAJARA DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JESUS LAJARA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6378  
FRM REGISTRATION NO. 10194544  
PAPE DAWSON CONSULTING ENGINEERS, LLC  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TELE: 214-307-2560  
EMAIL: INFO@ALLIANCEGEOSERVICES.COM

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JESUS LAJARA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

CERTIFICATE OF APPROVAL:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

OWNER/DEVELOPER:

BLUE STAR ALLEN LAND, L.P.,  
8000 WARREN PARKWAY  
BUILDING 1, SUITE 100  
FRISCO, TEXAS 75034  
TEL: (972) 543-2412  
FAX: (214) 387-7781  
CONTACT: SCOTT SHIPP

ENGINEER:

PAPE-DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, STE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
CONTACT: DUSTIN E. WENTZ, P.E.



SURVEYOR:  
ALLIANCE GEOSERVICES  
3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
TEL: (214) 3072560  
CONTACT: JESUS LAJARA, RPLS

FINAL PLAT OF  
STAR TRAIL, PHASE 15

BLOCK A - BLOCK B

CASE NO. DEVAPP-23-0154  
LOTS 1-40, BLOCK A, COMMON AREA LOT 1X & LOT 5X,  
BLOCK A, LOTS 1-33, BLOCK B, COMMON AREA LOT 3X,  
BLOCK B

BEING 20.436 ACRES SITUATED IN THE  
J.M. DURRETT SURVEY, ABSTRACT NO. 350,  
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS.

73 RESIDENTIAL LOTS  
3 COMMON AREA LOTS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

DATE OF PREPARATION: SEPTEMBER 27, 2023